

Transactions	2021		2022		Notes
	Assessments	Budget	Actuals	Proposed Budget	
Operating Account					
Beginning Operating Account Balance					
Number of Properties Assessed	123		5,621.04	4,606.89	
Operating Income					
Operating Assessment	\$320.00	39,360.00	39,040.00	\$320.00	39,360.00
Reserve Fund Assessment	\$80.00	9,840.00	9,760.00	\$80.00	9,840.00
Fines and Late Fees Collected			100.00		
(A) Total Operating Income		54,657.66	54,521.04		53,806.89
Operating Expenses					
Operating Costs					
Electricity - Irrigation		5,274.00	3,451.91	\$	3,630.00
92 Water Shares - Irrigation	\$200.00	18,400.00	18,400.00	\$205.00	18,860.00
Landscape Contract/Services		6,860.00	6,860.00		7,910.00
Irrigation Repair & Maintenance		500.00	438.93		500.00
Administrative Cost					
Postage/Copies/Misc		300.00	9.00		300.00
CCIOA Compliance/Manager		5,400.00	5,400.00		5,400.00
Safety Deposit & PO Box		25.00	25.00		25.00
Meeting Expense		450.00	193.35		450.00
Professional Fees (Incl. License, Registrations)		250.00	174.00		250.00
Legal Expense		500.00	-		500.00
Insurance		1,183.90	1,151.96		1,186.52
(B) Total Operating Expenses		39,142.90	36,104.15		39,011.52
(C) Operating Account Subtotal (A-B)		15,514.76	18,416.89		14,795.37
(D) Transfer to Reserve Fund		9,840.00	13,840.00		9,840.00
Ending Operating Bank Account Balance (C-D)		5,674.76	4,606.89		4,955.37
Reserve Account					
Beginning Reserve Account Balance		35,052.07	35,055.10		22,760.03
Reserve Income					
Interest Earned		50.00	21.02		18.00
(D) Reserve Contribution		9,840.00	13,840.00		9,840.00
(E) Total Reserve Income		44,942.07	48,916.12		32,618.03
Reserve Expenses					
No.	Reserve Component				
1	Dredging of Irrigation Pond		2,131.91		(2021) unplanned berm and path repair, muskrat removal
2	Irrigation Pond Berm Repair		-		
3	Retention Pond/Run off Remediation	5,297.54	164.46	1,500.00	(2021) pump declared end of life (diagnostic fee)
4	Pump Maintenance	19,957.60	-	500.00	(2021) pump replacement ahead of plan
5	Pump Replacement	1,365.91	-		(2021) pump motor declared end of life
6	25HP Motor Maintenance		Incl w/ pump		(2021) motor replacement ahead of plan
7	25HP Motor Replacement				
8	Motor Control System				
9	Pressure Monitoring System				
10	Globe and Butterfly Valves	995.08	2,327.12	1,090.00	(2021) valve replacements @335 Sierra CT/2060 Redcliff CIR
11	Drain Valves (13)				
12	PVC Piping		1,575.00		(2021) repair of sump at pump house
13	Pump House Slab and Piping	500.00	-		(2021) work deferred to 2023 after pump controller install
14	Pump House Exterior				
	Monuments and Common Areas				
(F) Total Reserve Expenses		8,158.53	26,156.09		3,090.00
Ending Reserve Bank Account Balance (E-F)		36,783.54	22,760.03		29,528.03